



NORTHEDGE

+/- 223,500 SF

1621 N 34th St
Seattle, WA 98103

A  BioMed Realty property

NorthEdge is a four-story, ±223,500 square foot building located in Fremont on Lake Union. The Building is organized around a 38-foot-wide central outdoor courtyard and features open, collaborative spaces, expansive glass walls for lake views and plenty of natural sunlight, and floor plates up to 50,000 square feet.

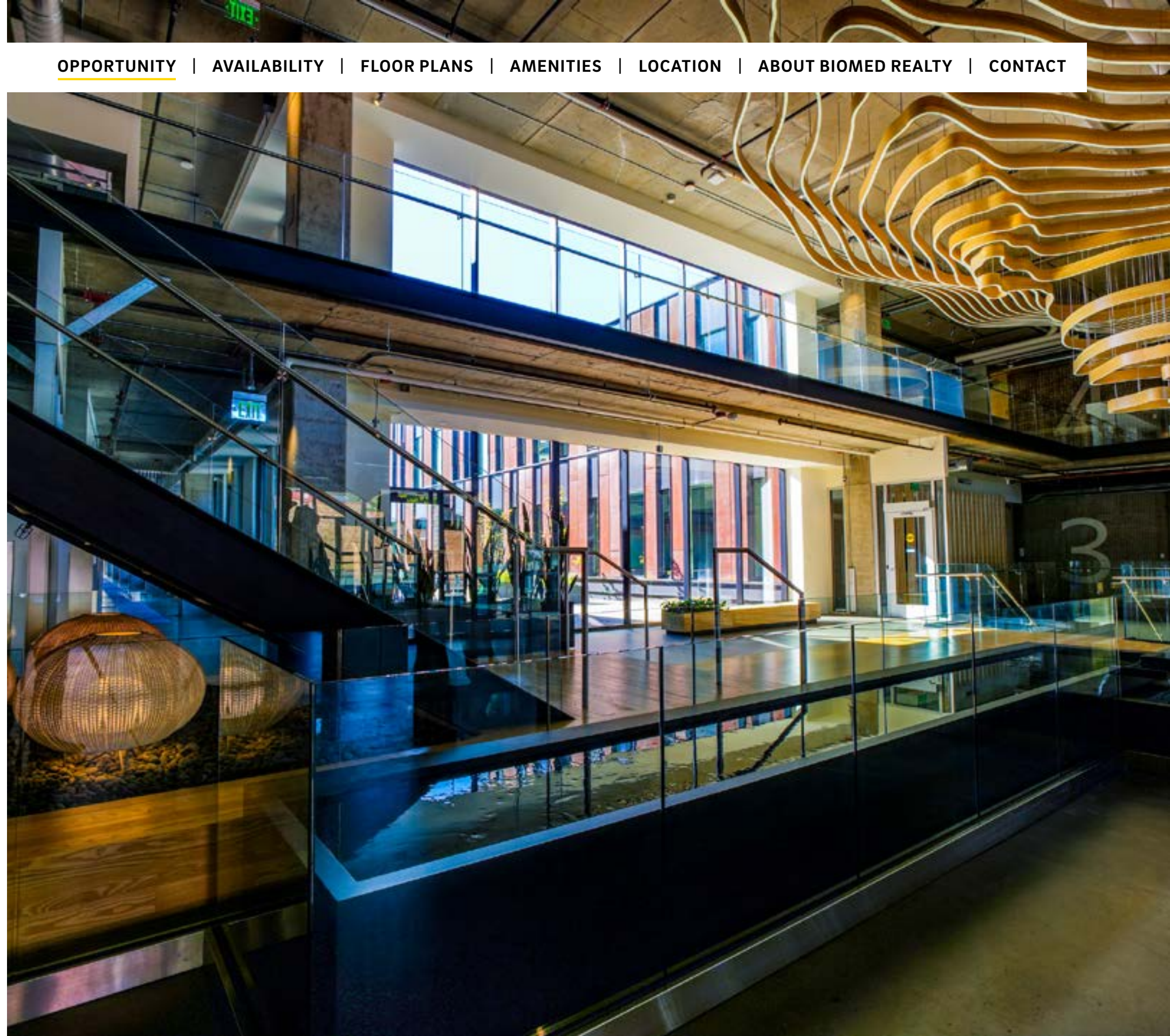
Designed for Innovation. It's all at the Edge.

+/- 223,500 SF

On-site Parking

Fitness Center

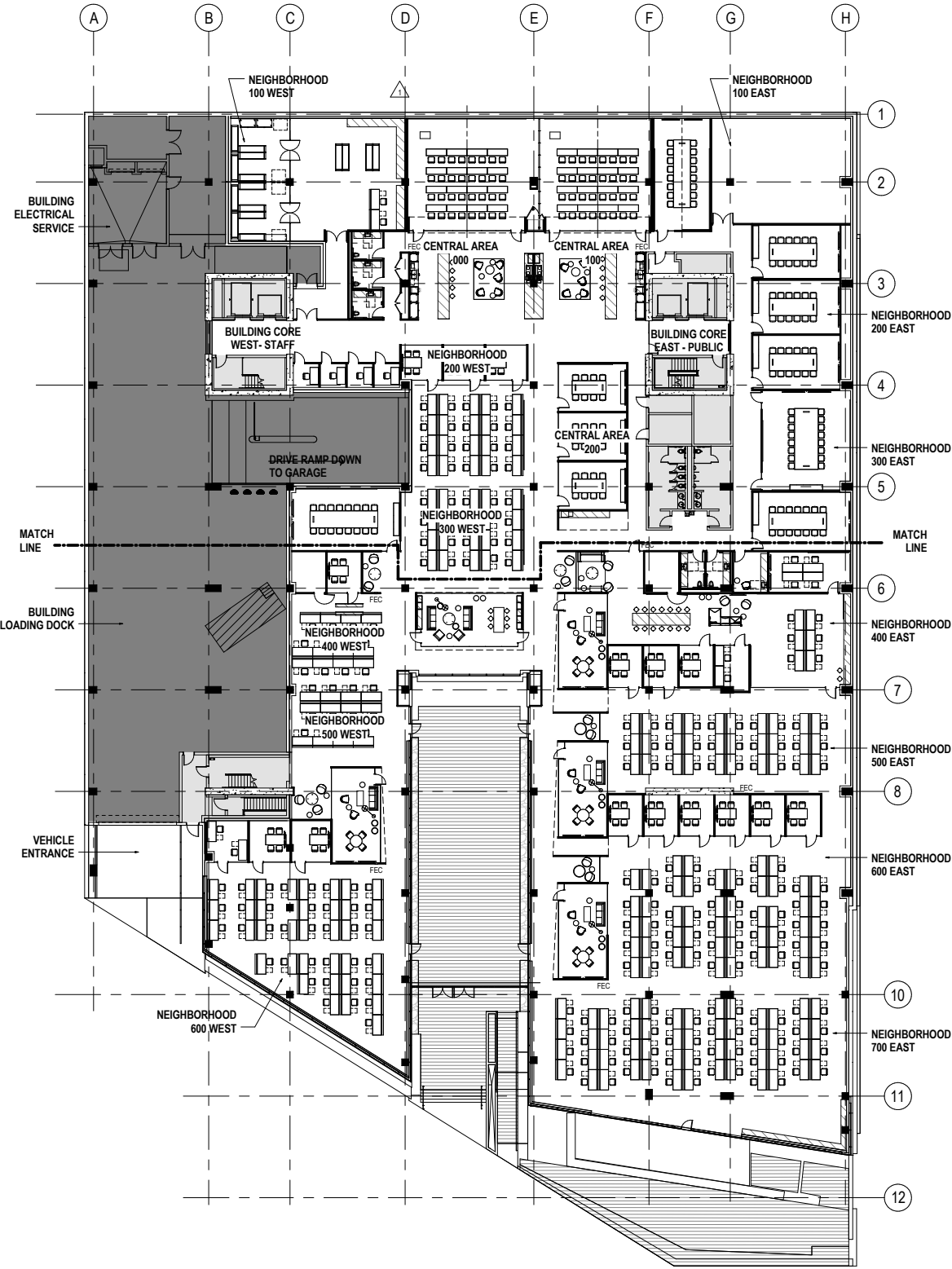
Views of Lake Union, the Space Needle, and downtown Seattle



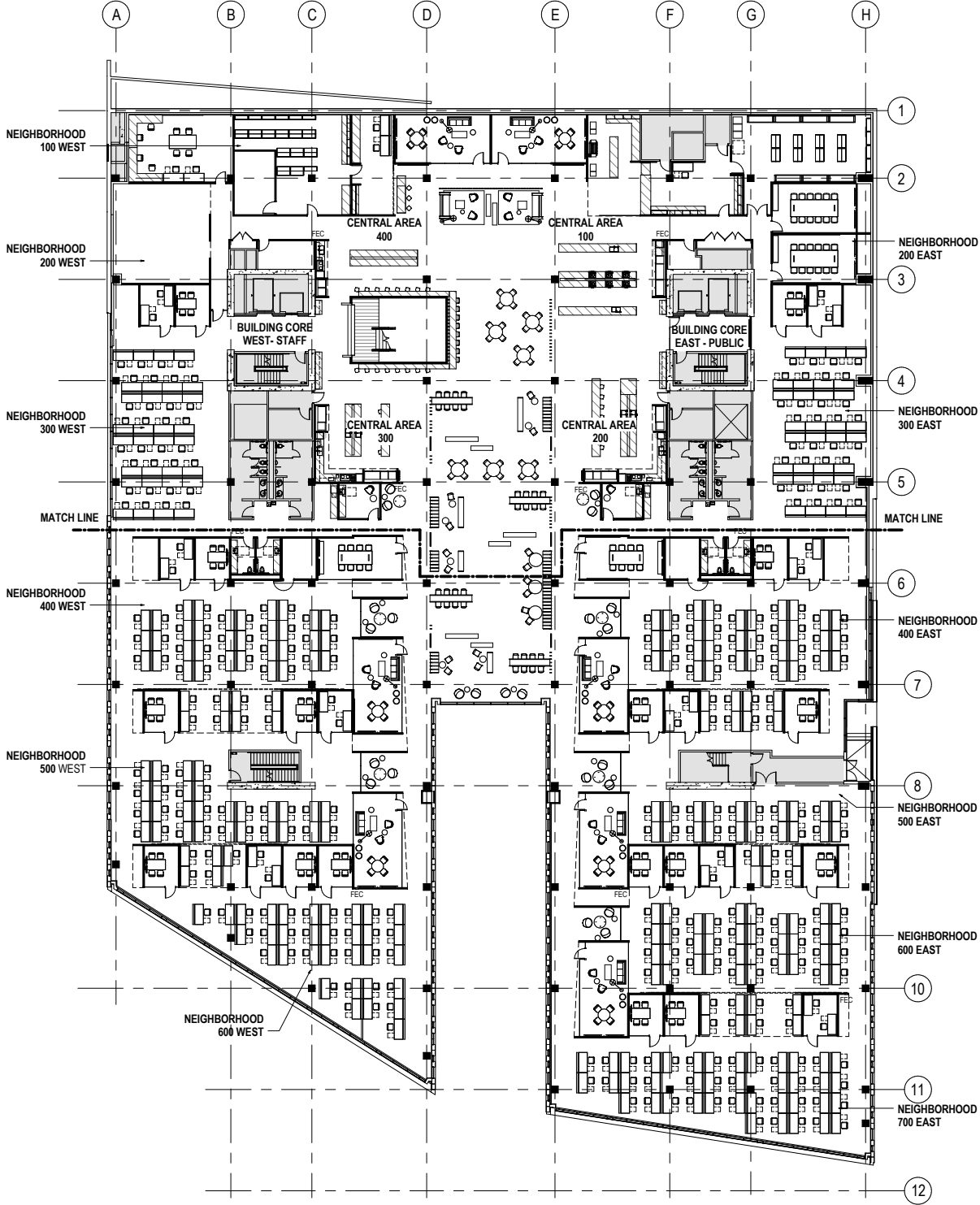
4	<div><div>FLOOR 4</div><div>Leased 53,831 RSF</div></div>	
3	<div><div>FLOOR 3</div><div>Leased 58,195 RSF</div></div>	
2	<div><div>FLOOR 2</div><div>Leased 62,821 RSF</div></div>	
1	<div><div>FLOOR 1</div><div>Leased 48,799 RSF</div></div>	
P1	<div><div>PARKING GARAGE</div></div>	<div><div>BIKE STORAGE & LOCKER ROOMS</div></div>
P2	<div><div>PARKING GARAGE</div></div>	

FLOOR 1

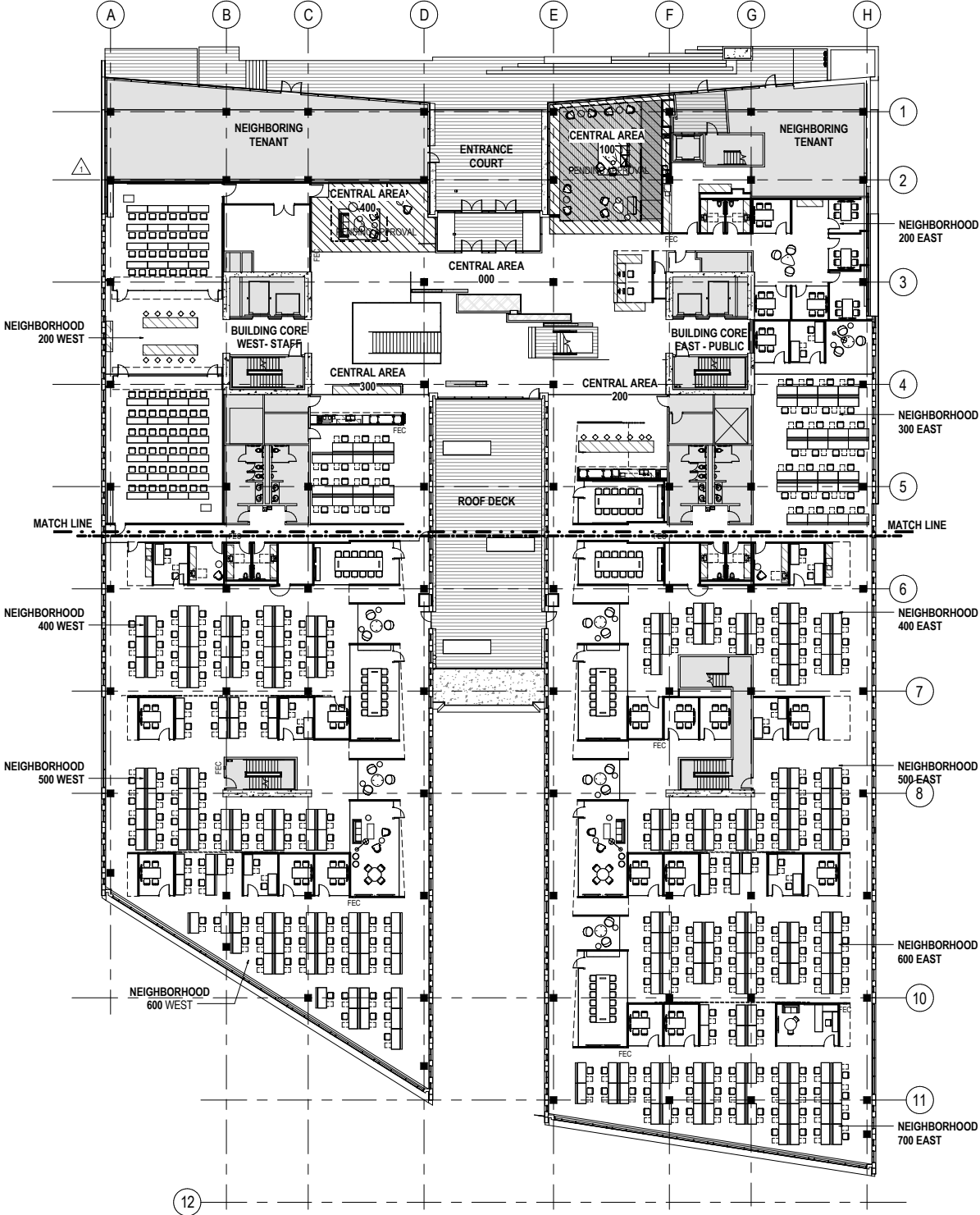
Leased | 48,799 RSF



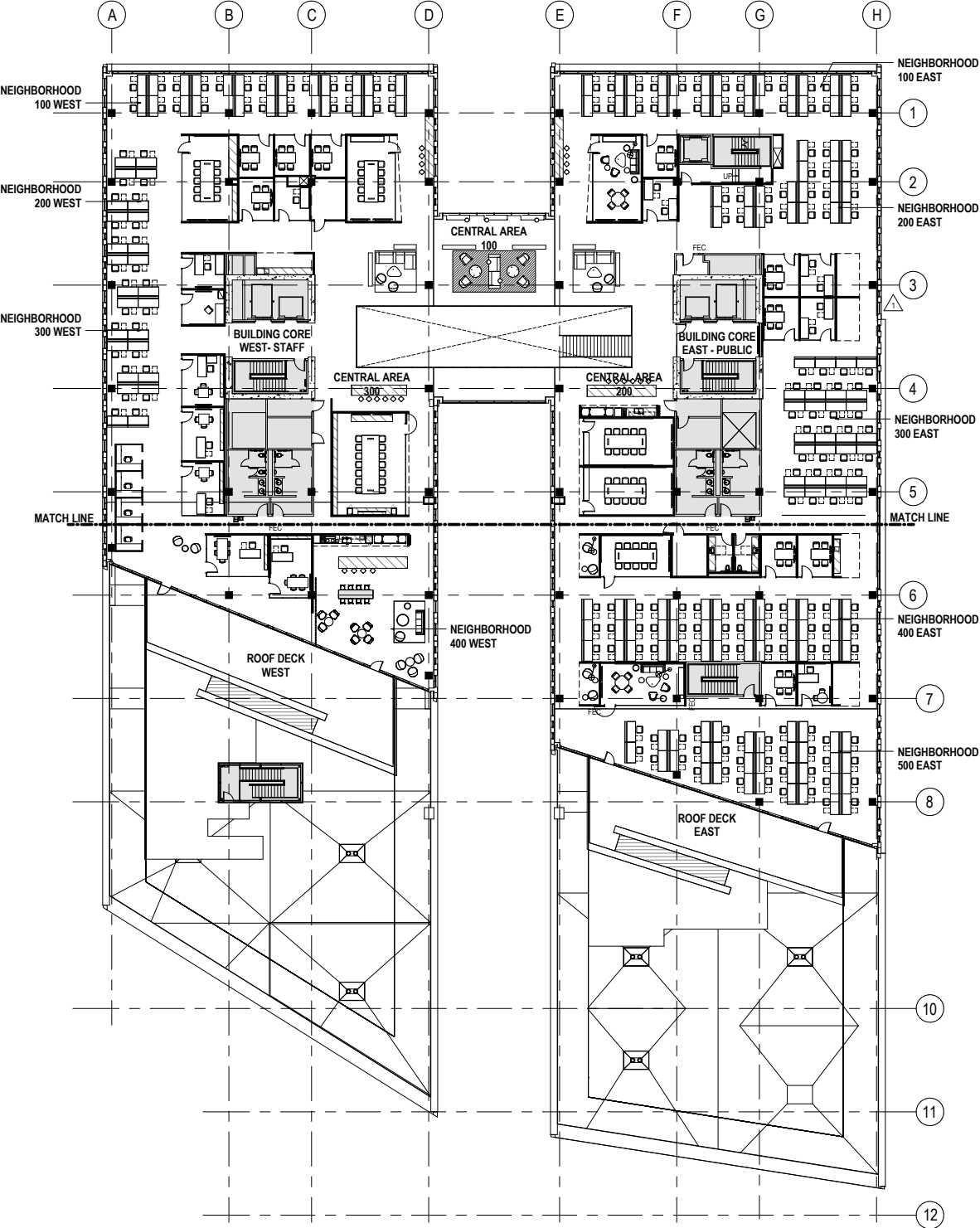
FLOOR 2
Leased | 62,821 RSF



FLOOR 3
Leased | 58,195 RSF



FLOOR 4
Leased | 53,831 RSF





LOCAL AMENITIES

NorthEdge encompasses an entire city block in Seattle's Fremont neighborhood. Located directly across the street from the famous Gas Works Park, NorthEdge provides stunning views of the park, Lake Union, and the downtown Seattle skyline. NorthEdge is also steps away from awardwinning restaurants, breweries, fitness centers, and various retail shops minutes away.

TRANSPORTATION

This location provides easy access to both directions of I-5 and sits one block from the 31 and 32 Metro bus lines.

BUILDING AMENITIES

Rooftop Terrace

100-person Conference Center

Modern Fitness Center

On-site Parking

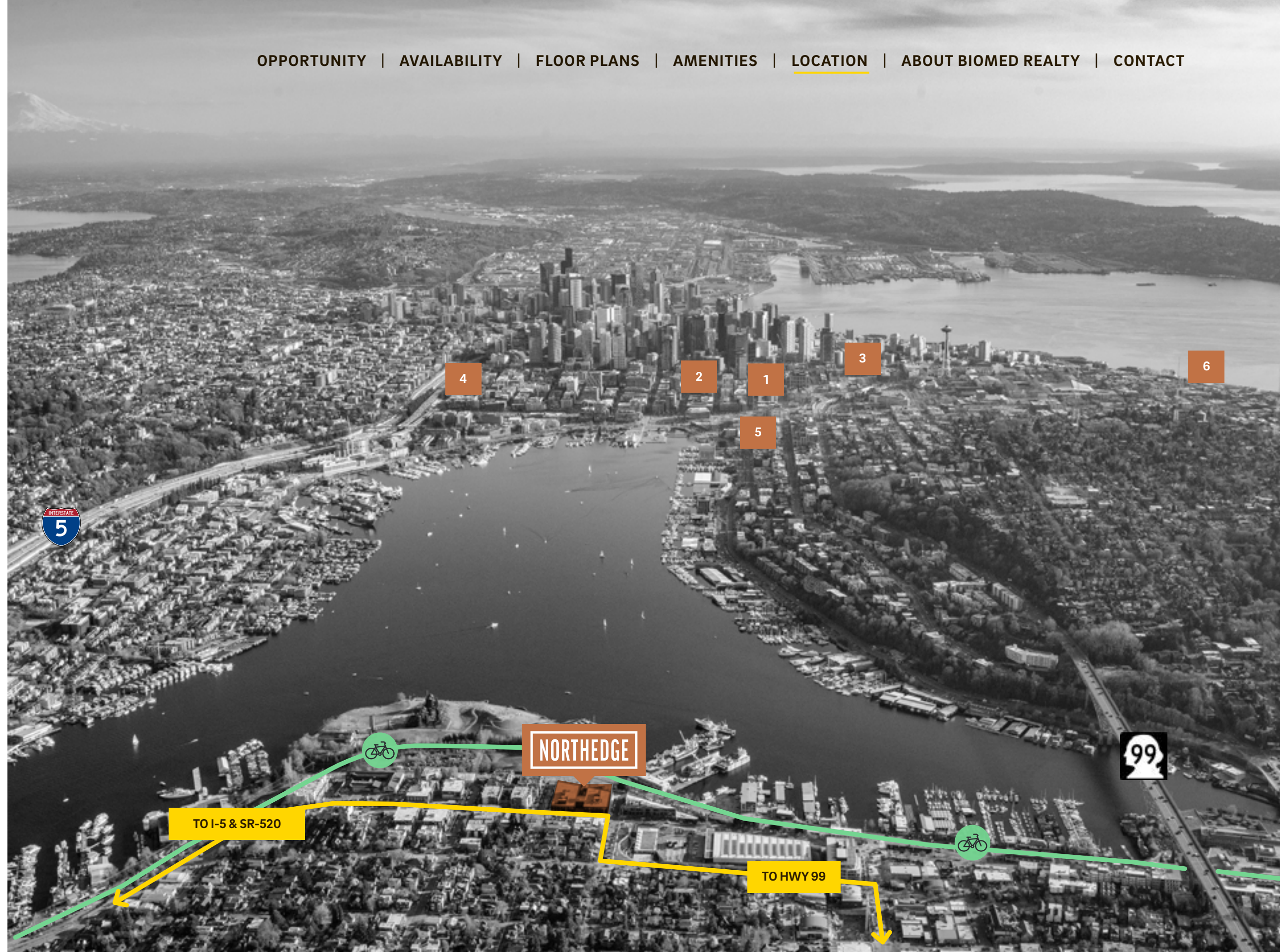
On-site Café



Introducing NorthEdge, located in the growing hub of Seattle's life science community centered around Lake Union.

1. Dexter Yard
2. 307 Westlake
3. T6 Innovation Center
4. Vue Research Center
5. 1101 Westlake
6. The Labs @ 201 Elliott

- Freeway Access
- Bike Paths



The BioMed Realty Difference

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high quality life science real estate comprising 16.7 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder, and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.9 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

We are fortunate to have a world-class sponsor in Blackstone, a strong believer of long-term market fundamentals of the life science industry. Since 2016, Blackstone and BMR have been actively investing in developing, modernizing, and expanding research facilities in our core innovation markets. Blackstone's conviction means we can also provide a substantial community benefit.

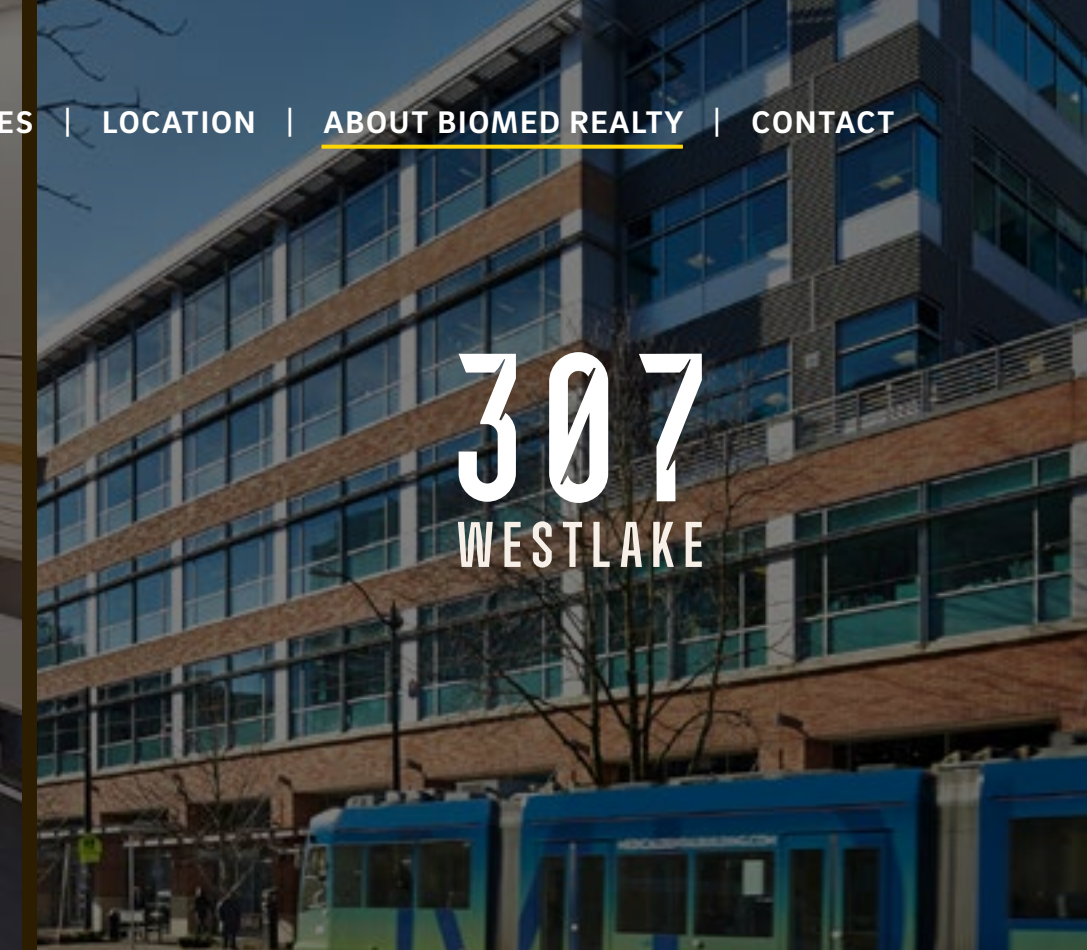
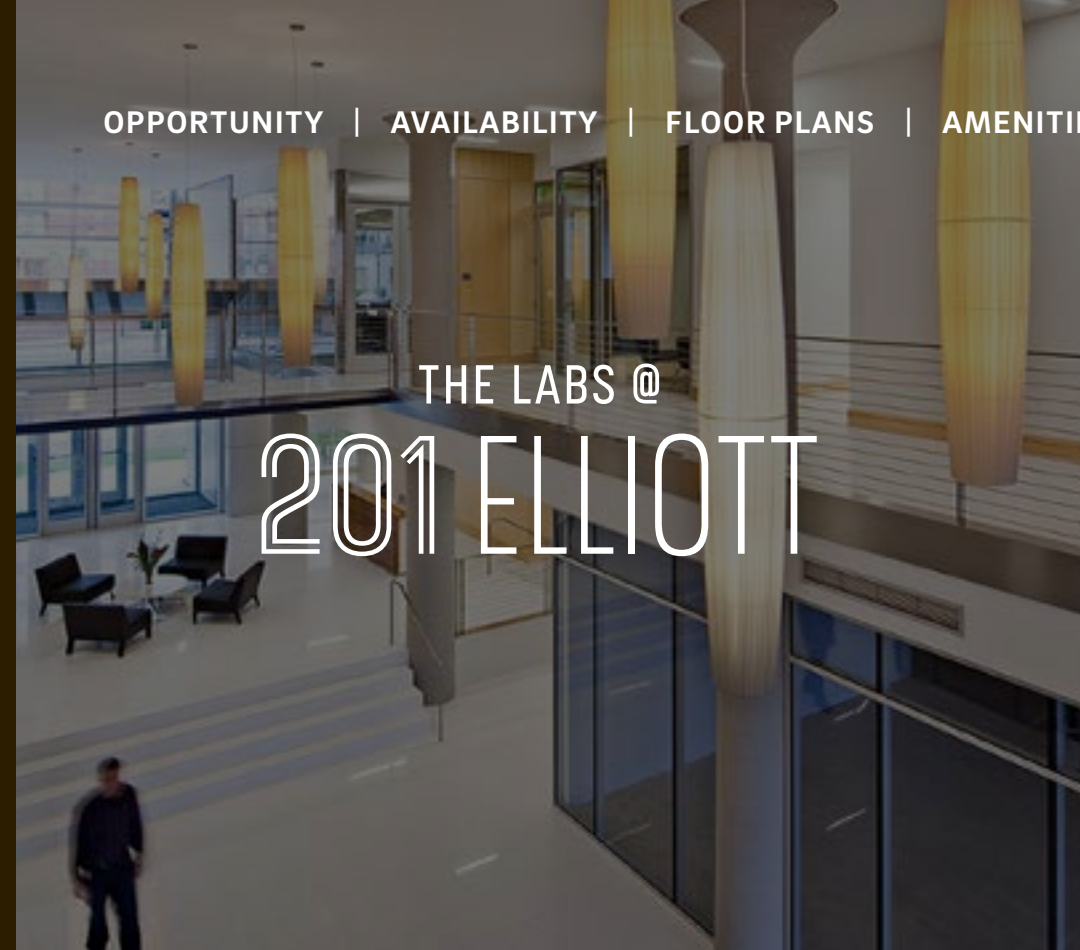
16.7M SF
concentrated

2.9M SF
of Class A

28M SF
available to
accommodate tenants

300+
in-house experts

260+
tenant partners



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